



**AGENDA OF THE REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY COMMISSION CHAMBERS, CITY HALL  
THURSDAY, JUNE 16, 2011 - 3:30 P.M.**

CALL TO ORDER  
INVOCATION  
PLEDGE OF ALLEGIANCE  
APPROVAL OF THE MAY 19<sup>TH</sup> MINUTES OF THE PLANNING COMMISSION

**OLD BUSINESS**

1. **PUBLIC HEARING CASE # 032-0-051911 - LAKE GRIFFIN LODGE – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF A CERTAIN PROPERTY CONTAINING APPROXIMATELY 5 ACRES FROM COUNTY URBAN TO CITY LOW DENSITY RESIDENTIAL FOR A PROPERTY LOCATED ALONG ICE CREAM ROAD, NORTH OF U.S. HIGHWAY 441, EAST OF BROOKS LANE AND ON THE SOUTH SIDE OF LAKE GRIFFIN – **(POSTPONED UNTIL THE JULY 21<sup>ST</sup> PLANNING COMMISSION MEETING)**
2. **PUBLIC HEARING CASE # 030-1-051911 – LAKE GRIFFIN LODGE – REZONING**  
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 5 ACRES FROM COUNTY R-1 (RURAL RESIDENTIAL) TO CITY SPUD (SMALL PLANNED UNIT DEVELOPMENT) TO ALLOW FOR AN AGE RESTRICTED RECREATIONAL VEHICLE PARK FOR A PROPERTY LOCATED ALONG ICE CREAM ROAD, NORTH OF U.S. HIGHWAY 441, EAST OF BROOKS LANE AND ON THE SOUTH SIDE OF LAKE GRIFFIN – **(POSTPONED UNTIL THE JULY 21<sup>ST</sup> PLANNING COMMISSION MEETING)**

**NEW BUSINESS**

1. **PUBLIC HEARING CASE # 036-0-061611 - GARCIA PROPERTY – SMALL SCALE COMPREHENSIVE PLAN AMENDMENT**  
AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF LEESBURG, FLORIDA, CHANGING THE FUTURE LAND USE MAP DESIGNATION OF A CERTAIN PROPERTY CONTAINING APPROXIMATELY 9.99 ACRES FROM COUNTY URBAN TO CITY GENERAL COMMERCIAL FOR A PROPERTY LOCATED WEST OF U.S. 27, NORTH OF RAVENSWOOD COURT SUBDIVISION AND EAST OF CHASE LANDING – **(CITY COMMISSION DATES - 1<sup>ST</sup> READING ON JULY 11, 2011 AND A 2<sup>ND</sup> READING ON JULY 25, 2011)**
2. **PUBLIC HEARING CASE # 034-1-061611 – GARCIA PROPERTY – REZONING**  
AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 9.99 ACRES FROM COUNTY R-6 (URBAN RESIDENTIAL DISTRICT) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR COMMERCIAL USES FOR A PROPERTY LOCATED WEST OF U.S. 27, NORTH OF RAVENSWOOD COURT SUBDIVISION AND EAST OF CHASE LANDING **(CITY COMMISSION DATES - 1<sup>ST</sup> READING ON JULY 11, 2011 AND A 2<sup>ND</sup> READING ON JULY 25, 2011)**

3. **PUBLIC HEARING CASE # 037-1-061611 – HIDDEN HARBOR MOBILE HOME PARK – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY 17 ACRES FROM CITY R-3 (HIGH DENSITY RESIDENTIAL) WITH AN OVERLAY DISTRICT OF PDO (PLANNED DISTRICT OVERLAY) TO CITY PUD (PLANNED UNIT DEVELOPMENT) TO ALLOW FOR AN ACTIVE ADULT MANUFACTURED HOME COMMUNITY LOCATED EAST OF U.S. 27, WEST OF LAKE HARRIS AND SOUTH OF MAGNOLIA AVENUE. (CITY COMMISSION DATES - 1<sup>st</sup> READING ON JULY 11, 2011 AND A 2<sup>ND</sup> READING ON JULY 25, 2011)

4. **PUBLIC HEARING CASE # 038-1-061611 – SAMPONG PROPERTY – REZONING**

AN ORDINANCE OF THE CITY OF LEESBURG, FLORIDA, REZONING APPROXIMATELY .60 OF AN ACRE FROM CITY R-2 (MEDIUM DENSITY RESIDENTIAL) TO CITY RP (RESIDENTIAL/PROFESSIONAL) TO ALLOW FOR A MEDICAL OFFICE FOR A PROPERTY LOCATED ON THE SOUTHEAST CORNER OF W. DIXIE AVENUE AND MCKENZIE STREET – (CITY COMMISSION DATES - 1<sup>st</sup> READING ON JULY 11, 2011 AND A 2<sup>ND</sup> READING ON JULY 25, 2011)

5. **PUBLIC HEARING CASE # 039-2-061611 – WILHELM AUTO SALES, AUTO REPAIR AND MATERIAL RECYCLING – CONDITIONAL USE PERMIT**

REQUEST FOR A RECOMMENDATION OF THE PLANNING COMMISSION TO GRANT A CONDITIONAL USE PERMIT FOR AN APPLICANT WHOSE PROPERTY IS APPROXIMATELY 4 ACRES IN THE CITY M-1 (INDUSTRIAL) ZONING DISTRICT TO ALLOW FOR AUTO SALES, EXTENSIVE AUTO REPAIR AND RECYCLING (EXCLUDING WRECKING, JUNK OR SALVAGE YARD) AT A PROPERTY LOCATED ON THE NORTH SIDE OF GRIFFIN ROAD ADJACENT TO TALLY BOX ROAD - (FINAL DECISION VOTED UPON BY THE PLANNING COMMISSION)

## ANNOUNCEMENTS

1. THE NEXT SCHEDULED MEETING OF THE LEESBURG PLANNING COMMISSION IS JULY 21, 2011.

## ADJOURNMENT

**NOTICE:** "F.S.S. 286.01 PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THESE PROCEEDINGS SHOULD CONTACT THE HUMAN RESOURCES DEPARTMENT, ADA COORDINATOR, AT 352.728.9740, 48 HOURS IN ADVANCE OF THE MEETING.

F.S.S. 286.0105 – "If a person decides to appeal any decision made by the Commission with respect to any matter considered at this meeting, they will need a record of the proceedings, and that for such purpose they may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." The City of Leesburg does not provide this verbatim record.